5625 06/20 PUB.30- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Charles M. Giraud
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 19 80

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 1208 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles M. Giraud et ux (NAME)	FIRST FEDERAL SAVINGS & LOAN ASSN. (NAME)	103-14-69
233 West Hillwood Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth Ave & Union Street (STREET ADDRESS)	8DZ-47815
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, AMELIA METZ SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES M. GIRAUD AND WIFE, SUSANNA H. GIRAUD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 11 of Block "D" on the Plan of Hillwood Estates Subdivision of Blocks "A", "B","C", "D" AND "E" as of record in Book 1835, pages 59 and 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 175 feet on the southeasterly side of West Hillwood Drive and runs back 240.3 feet on the easterly line and 206 feet on the southwesterly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Amelia Metz Smith, a widow, by deed from Morris M. Cannon and wife, Eulah J. Cannon of record in Book 2136, page 119, said Registers Office.

Certain minimum building setback lines and public utility and drainage easements are along the rear side of lot and utilities reserved in Book 1877, page 505, said Register's Office.

Reservation of a strip of land five feet wide along the rear of said lots in Block "E" Hillwood Estates, to be used by Public Utility Companies, now operating or that may hereafter operate in Davidson County, Tennessee, for the purpose of erecting poles for electric light wires, telephone wires, or for other forms of conduit across said property, in order to provide electric current, telephone, gas, water sewerage, or other type services, in Block "E", Hillwood Estates, as set out in deed from H. G. Hill Realty Company to Howard L. Bourner and wife, of record in Book 1877, page 505, Register's Office for Davidson County, Tennessee.

This instrument is being executed for and in behalf of Amelia Metz Smith by Hugh Smith, III, Attorney-In-Fact pursuant to appointment Power of Attorney of record in Book 5499, page 151, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 233 West Hillwood Drive, Nashville, TN 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of June, 19 80

AMELIA METZ SMITH

By: Hugh Smith III

HUGH SMITH III,
ATTORNEY-IN-FACT

STATE OF TENNESSEE
Davidson County

BOOK 5615 PAGE 718

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
AMELIA METZ SMITH

TO
CHARLES M. GIRAUD ET UX

F 9 4 5 4 9

IDENTIF. REFERENCE

JUN 23 9 38 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

TITLE GUARANTY

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 20th day of June, 1980, before me personally appeared Hugh Smith, III, to be the person who executed the foregoing instrument in behalf of Amelia Metz Smith, and acknowledged that he executed the same as the free act and deed of the said Amelia Metz Smith.

My Commission expires: 4/22/84

Notary Public

NOTARY PUBLIC AT LARGE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5615 PAGE 719

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			78000.00- CO	
			202.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 209.30-	
5625A06/23/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F S 4 5 4 9

1
IDENTIF. REFERENCE

JUN 23 9 38 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 764055